



3 Bentley Street, Balgowlah

Entire duplex in a premier location with huge potential

Comprising an upper and lower duplex on one title, this immaculately preserved c1939 'Woodingdean' is brimming with potential and possibilities —multigenerational living, two homes, a home and income, an investment, a conversion to larger single residence or a strata conversion (STCA). Placed on 398sqm with a sandstone base, each one features separate living and dining areas, a sunny north terrace, a private lower level deck and an elevated balcony with leafy district vistas. Located in a whisper-quiet tree-lined street, it is only a 500m stroll to Balgowlah Village or North Harbour Reserve and close to schools, a selection of beaches and easy access to the Sydney CBD.

- Two living spaces, separate dining areas and tidy open plan gas kitchens
- Spacious bedrooms, three have built-ins, spotless full bathrooms with separate w/c's
- Cosy fireplaces, high ceilings, timber flooring and gas heating outlets
- Elevated rear balcony with extensive leafy district views towards Balgowlah Heights
- Lower covered deck with steps to a private patio and a near-level lawn

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
Guide \$3,100,000

AGENTS

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AGENCY

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- Share laundry with plenty of space and separate taps for two washing machines
- Sunlit north-facing terrace and a tranquil courtyard screened by tropical gardens
- 300m stroll to shops, supermarket, eateries and buses to Manly and the city
- 500m to picturesque North Harbour Reserve, 450m to Manly West Public School
- With in close proximity to B-Line buses, Fairlight Beach or Forty Baskets Beach
- Carport, enormous lock-up basement workshop and storeroom plus a garden shed

MORE DETAILS

Property ID	1980F78
Property Type	DuplexSemi-detached
Land Area	398 m2
Including	Close to Shops Close to Transport

Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

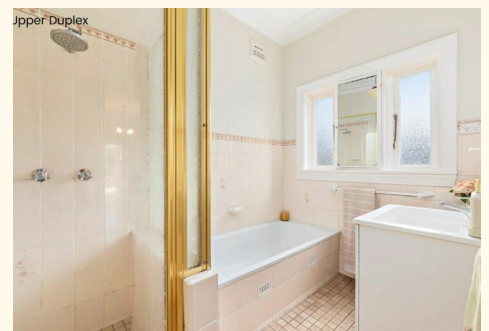
Glen Wirth 0411 249 955

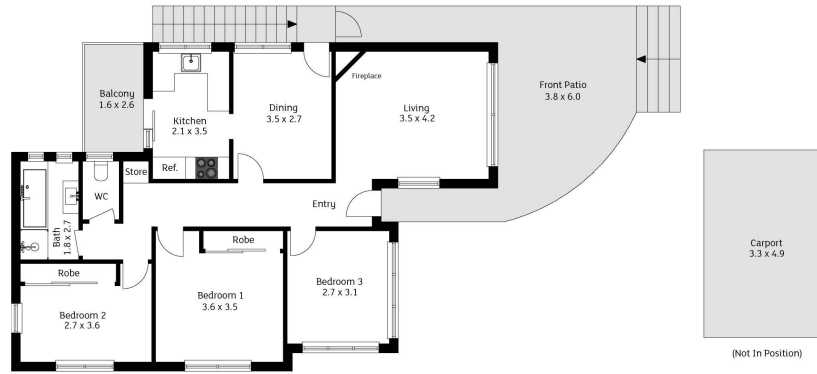
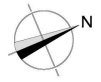
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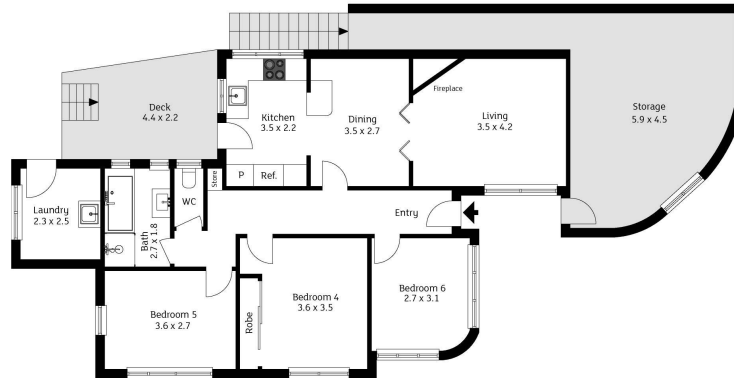
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Upper Floor



Ground Floor

3 Bentley Street, Balgowlah

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

APPROXIMATE AREAS	
Internal Area	200 sqm
External Area	43 sqm
Total Area	243 sqm

